

TABLE F
East Boston Neighborhood District
Dimensional Regulations
Residential Subdistricts¹

One-Family Residential Subdistrict	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height ³ Maximum Stories	Feet	Usable Open Space ⁴ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁵ Minimum Depth (Feet)	Side Yard ⁶ Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
<u>1F-4,000²</u>												
1 Family Detached	4,000	N/A	40	40	0.5	2-1/2	35	1,000	15	10	35	25
Other Use	4,000	N/A	40	40	0.5	2-1/2	35	none	15	10	35	20
<u>1F-5,000²</u>												
1 Family Detached	5,000	N/A	50	50	0.5	2-1/2	35	1,250	15	10	40	25
Other Use	5,000	N/A	50	50	0.5	2-1/2	35	none	15	12	40	20
<u>1F-7,000²</u>												
1 Family Detached	7,000	N/A	50	50	0.5	2-1/2	35	1,500	20	10	45	25
Other Use	7,000	N/A	50	50	0.5	2-1/2	35	none	20	12	45	20

TABLE F - Continued

	Lot Area, Minimum for Dwell. Unit(s) <u>(Sq.Ft.)</u>	Additional Lot Area for Ea. Addit'l Dwell. Unit <u>(Sq.Ft.)</u>	Lot Width Minimum <u>(Feet)</u>	Lot Frontage Minimum <u>(Feet)</u>	Floor Area Ratio Maximum	Building Height ³ Maximum Stories	Feet	Usable Open Space ⁴ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁶ Minimum Depth <u>(Feet)</u>	Side Yard ⁶ Minimum Width <u>(Feet)</u>	Rear Yard Minimum Depth <u>(Feet)</u>	Rear Yard Maximum Occupancy by Accessory Buildings <u>(Percent)</u>
Two-Family Residential Subdistrict												
<u>2F - 2000²</u>												
1 or 2 Family Detached	2,000 for 1 or 2 units	N/A	25	25	0.8	2-1/2	35	350	5	2-1/2	30	25
Other Use	2,000	N/A	25	25	0.8	2-1/2	35	none	5	5	30	20
<u>2F - 3000²</u>												
1 or 2 Family Detached	3,000 for 1 or 2 units	N/A	30	30	0.8	2-1/2	35	600	5	5	35	25
Other Use	3,000	N/A	30	30	0.8	2-1/2	35	none	10	7	35	20
<u>2F - 4000²</u>												
1 or 2 Family Detached	4,000 for 1 or 2 units	N/A	40	40	0.8	2-1/2	35	750	10	7	40	25
Other Use	4,000	N/A	40	40	0.8	2-1/2	35	none	15	7	40	20

TABLE F - Continued

	Lot Area, Minimum for Dwell. Unit(s) <u>(Sq.Ft.)</u>	Additional Lot Area for Ea. Addit'l Dwell. Unit <u>(Sq.Ft.)</u>	Lot Width Minimum <u>(Feet)</u>	Lot Frontage Minimum <u>(Feet)</u>	Floor Area Ratio Maximum	Building Height ³ Maximum <u>Stories</u>	<u>Feet</u>	Usable Open Space ⁴ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁶ Minimum Depth <u>(Feet)</u>	Side Yard ⁶ Minimum Width <u>(Feet)</u>	Rear Yard Minimum Depth <u>(Feet)</u>	Rear Yard Maximum Occupancy by Accessory Buildings <u>(Percent)</u>
<u>2F - 5000</u> ²												
1 or 2 Family Detached	5,000 for 1 or 2 units	N/A	50	50	0.6	2-1/2	35	800	10	10	40	25
Other Use	5,000	N/A	50	50	0.6	2-1/2	35	none	15	10	40	20
<u>2F - 7000</u> ²												
1 & 2 Family Detached	7,000 for 1 or 2 units	N/A	50	50	0.6	3	35	800	15	10	45	25
Other Use	7,000	N/A	50	50	0.6	3	35	none	20	10	45	20

TABLE F - Continued

	Lot Area, Minimum for Dwell. Unit(s) (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height ³ Maximum Stories	Feet	Usable Open Space ⁴ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁶ Minimum Depth (Feet)	Side Yard ⁶ Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
Three-Family Residential Subdistrict												
3F-2,000 ²												
Semi-attached Dwelling, Row House Building, or Town House Building	1,000 for 1 unit	1,000	20	20	1.0	3	35	300	5	2-1/2	40	25
Any other Dwelling or Use	2,000 for 1 or 2 units	1,000	20	20	1.0	3	35	300	5	2-1/2	30	25

TABLE F - Continued

	Lot Area, Minimum for Dwell. Unit(s) <u>(Sq.Ft.)</u>	Additional Lot Area for Ea. Addit'l Dwell. Unit <u>(Sq.Ft.)</u>	Lot Width Minimum <u>(Feet)</u>	Lot Frontage Minimum <u>(Feet)</u>	Floor Area Ratio Maximum <u></u>	Building Height ³ Maximum Stories <u></u>	<u>Feet</u>	Usable Open Space ⁴ Minimum Sq. Ft. Per Dwelling Unit <u></u>	Front Yard ⁶ Minimum Depth <u>(Feet)</u>	Side Yard ⁶ Minimum Width <u>(Feet)</u>	Rear Yard Minimum Depth <u>(Feet)</u>	Rear Yard Maximum Occupancy by Accessory Buildings <u>(Percent)</u>
Multifamily Residential Subdistrict												
; <u>MFR-1 and MFR/LS</u>												
1, 2, or 3 Family Detached	2,000 for 1 or 2 units	1,000	20	20	1.0	3	35	300	5	2-1/2	30	25
Semi-attached Dwelling, Row House Building or Town House Building	1,000 for 1 unit	1,000 for 1 unit	20	20	1.0	3	35	300	5	2-1/2	30	25
Any other Dwelling or Use	2,000 for first 2 units	1,000	40	40	1.0	3	35	200	5	5	30	25

(; As amended on August 22, 1996.)

TABLE F - Continued

	Lot Area, Minimum for Dwell. Unit(s) <u>(Sq.Ft.)</u>	Additional Lot Area for Ea. Addit'l Dwell. Unit <u>(Sq.Ft.)</u>	Lot Width Minimum <u>(Feet)</u>	Lot Frontage Minimum <u>(Feet)</u>	Floor Area Ratio Maximum <u></u>	Building Height ³ Maximum Stories <u></u>	<u>Feet</u>	Usable Open Space ⁴ Minimum Sq. Ft. Per Dwelling Unit <u></u>	Front Yard ⁶ Minimum Depth <u>(Feet)</u>	Side Yard ⁶ Minimum Width <u>(Feet)</u>	Rear Yard Minimum Depth <u>(Feet)</u>	Rear Yard Maximum Occupancy by Accessory Buildings <u>(Percent)</u>
Waterfront Residential Subdistrict												
<u>WR</u>												
1, 2, or 3 Family Detached	2,000 for 1 or 2 units	1,000	20	20	1.0	3	35	300	5	2-1/2	30	25
Semi-attached Dwelling, Row House Building or Town House Building	1,000 for 1 unit	1,000 for 1 unit	20	20	1.0	3	35	300	5	2-1/2	30	25
Any other Dwelling or Use	2,000 for first 2 units	1,000	40	40	1.0	3	35	200	5	5	30	25

TABLE F - Continued

- Footnotes
- 1. Notwithstanding any contrary provision of this Table F, the provisions of Sections 53-13 through 53-20 (Regulations Applicable on Tidelands and in Waterfront Subdistricts) apply to any Lot located (a) on Tidelands subject to Chapter 91 of the Massachusetts General Laws, or (b) in any Waterfront Subdistrict.
 - 2. The number following the designation "1F," "2F," or "3F" refers to the minimum Lot Area required in that subdistrict for the first one or two Dwelling Units or for any other use allowed on the Lot. For the location of all 1F, 2F, and 3F Residential Subdistricts, see Map 3A, Map 3B, Map 3C, and Map 3D.
 - 3. For the purpose of determining Building Height, the floor area of a dormer on a Dwelling shall not be included in the floor area calculation for a half story; provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of an existing Structure of which it is a part, or thirty-five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation for a half story. However, the floor area of such dormers shall be included in Gross Floor Area of the Dwelling.
 - 4. Applicable only to Residential Uses and Dormitory/Fraternity Uses. In MFR Subdistricts, all or part of the usable open space requirement may be met by suitably designed and accessible space on balconies of Main Buildings or on the roofs of wings of Main Buildings or on the roofs of Accessory Buildings.
 - 5. See Section 53-57.2 (Conformity with Existing Building Alignment). A bay window may protrude into a Front Yard.
 - 6. Semi-attached Dwellings, Town House Buildings, and Row House Buildings are only required to have side yards on sides that are not attached to another Dwelling.

